

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
NW/S Dulaney Hills Court, 200 ft
NE of c/l Dulaney Woods Road
4 Dulaney Hills Court * OF BALTIMORE COUNTY
8th Election District
3rd Councilmanic District * Case No. 95-426-A
William M. Williams
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by William M. Williams for that property known as 4 Dulaney Hills Court in the Hunt Valley section of Baltimore County. The Petitioner herein seeks a variance from Section 504 (V.B.6.b.CMDP) of the Baltimore County Zoning Regulations (BCZR) to permit a 13.5 ft. window to property line setback in lieu of 15 ft., as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of June, 1995 that the Petition for a Zoning Variance from Section 504 (V.B.6.b.CMDP) of the Baltimore County Zoning Regulations (BCZR) to permit a 13.5 ft. window to property line setback in lieu of 15 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

RECEIVED FOR FILING
6/21/95
M. Hovak

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 20, 1995

Mr. William M. Williams
4 Dulaney Hills Court
Hunt Valley, Maryland 21030

RE: Petition for Administrative Zoning Variance
Case No. 95-426-A
Property: 4 Dulaney Hills Court

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



Petition for Administrative Variance

95-426-A

to the Zoning Commissioner of Baltimore County

for the property located at 4 DULANEY HILLS CT HUNT VALLEY 21030
which is presently zoned DR1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

504 (V.B. 6.b. Comp) to permit a 13.5' window to property line setback
in lieu of 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

4 DULANEY HILLS CT 1-301-217-1913
Address Phone No. 6281446

HUNT VALLEY MD. 21030
City State Zipcode

Name, Address and phone number of representative to be contacted

SADE
Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County



REVIEWED BY: MDK

DATE: 5/23/95

ESTIMATED POSTING DATE: 6/4/95



Printed with Soybean Ink
on Recycled Paper

ITEM #:

421

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4 DULANEY HILLS CT
address
HUNT VALLEY Md. 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

WE MEET THE 40 FT. WINDOW TO WINDOW REQUIREMENT, BUT BECAUSE OF THE WAY THE HOUSE IS SITUATED ON THE LOT, THE ADDITION LEAVES 13 1/2 FT. TO THE BOUNDARY LINE INSTEAD OF 15 FT. WINDOWS ARE REQUIRED BECAUSE PART OF THE ADDITION IS A KITCHEN AND EATING AREA, WHICH REQUIRES NEEDED LIGHT PROVIDED BY THE WINDOWS. ALSO COUNTERTOPS AND CABINETS, ALREADY ORDERED, AND THE DESIGN OF THE KITCHEN REQUIRE THE ADDITION TO EXTEND TO THE DIMENSIONS REQUIRED AS SHOWN ON THE ACCOMPANYING DRAWINGS. SINCE THIS DEVELOPMENT IS OLDER IT HAS THE 15 FT REQUIREMENT, WHEREAS NEWER DEVELOPMENTS DON'T HAVE THIS REQUIREMENT.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and REQUIREMENT.

William M. Williams
(signature)
WILLIAM M. WILLIAMS
(type or print name)



Elizabeth Ann Donegan
(signature)
Elizabeth Ann Donegan
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of MAY, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

THE ABOVE

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5/11/95
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 10/1/96

Beginning on the northwest side of
Dulancy Hills Court, 50 feet wide, at the distance
of 200 feet northeast of the centerline of Dulancy
Woods Road. Being Lot 39 of the Dulancy Gate
Subdivision as recorded in plat book 43, folio 43 (Plat II).
Also known as 4 Dulancy Hills Court containing
.37 acres in the 8th Election District

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-426-A

District D-1 Date of Posting 6/2/95

Posted for: Variance

Petitioner: Wm. M. Williams

Location of property: 4 Delaney Hill Ct.

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by [Signature] Date of return: 6/9/95

Signature

Number of Signs: 1



**Baltimore County
Zoning Administration &
Development Management**
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-426-A

Account: R-001-6150

Number

Date _____

Date 5/23/95

Item: 421

Jan 3rd

17. 2. 58

Williams, William - 4 Delaney Hills Ct

O/O - Res Lorraine - #5 School

080-1511 - #35.04

7041 - \$85.00

www.pearsoned.com.au

1997-1998

2014 11 11 11:11:11

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 421

Petitioner: William M. Williams

Location: 4 Dulany Hills Court

PLEASE FORWARD ADVERTISING BILL TO:

NAME: William M. Williams

ADDRESS: 4 Dulany Hills Ct.

Hunt Valley, MD 21030

PHONE NUMBER: 628-1446

AJ:ggs

MICROFILMED (Revised 04/09/93)



Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 1, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-426-A (Item 421)
4 Dulaney Hills Court
NW/S Dulaney Hills Court, 200' NE of c/l Dulaney Woods Road
8th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 4, 1995. The closing date (June 19, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a faint circular stamp.

Arnold Jablon
Director

cc: William M. Williams



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 14, 1995

Mr. William M. Williams
4 Dulaney Hills Court
Hunt Valley, Maryland 21030

RE: Item No.: 421
Case No.: 95-426-A
Petitioner: Wm. Williams

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 23, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



95-426A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 14, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 4 Dulaney Hills Court



INFORMATION:

Item Number: 421

Petitioner: William Williams

Property Size: _____

Zoning: DR-1

Requested Action: Administrative Variance

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

The applicant requests an administrative variance to permit a 13.5' window to property setback in lieu of the required 15'.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kerne

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUNE 5, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 420, 421 424 AND 427.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 6/5/95

DATE: 6/13/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 420

421

422

423

425

426

427

LS:sp

LETTY2/DEPRM/TXTSBP

www.baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: June 12, 1995
 Zoning Administration and Development Management

FROM: *Pub* Robert W. Bowling, P.E., Chief
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting
 for June 12, 1995
 Items 420, 421, 424, and 426

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-6-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 421 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PETITION PROBLEMS

AGENDA OF JUNE 5, 1995

#420 --- JRF

1. Notary section is incorrect.

#421 --- MJK

1. Front of petition form has one signature; back of petition form has two signatures. One or two legal owners -- which is correct?

#424 --- JCM

1. No legal owner's name, signature, address, telephone number on petition form. (See JCM's memo in file.)

#426 --- JJS

1. Zoning on top of petition form does not agree with zoning on folder.

#427 --- JJS

1. Need typed or printed name and title of person signing for legal owner.

11/11/95

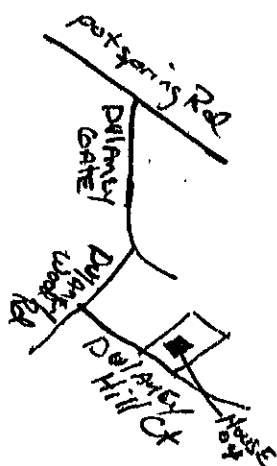
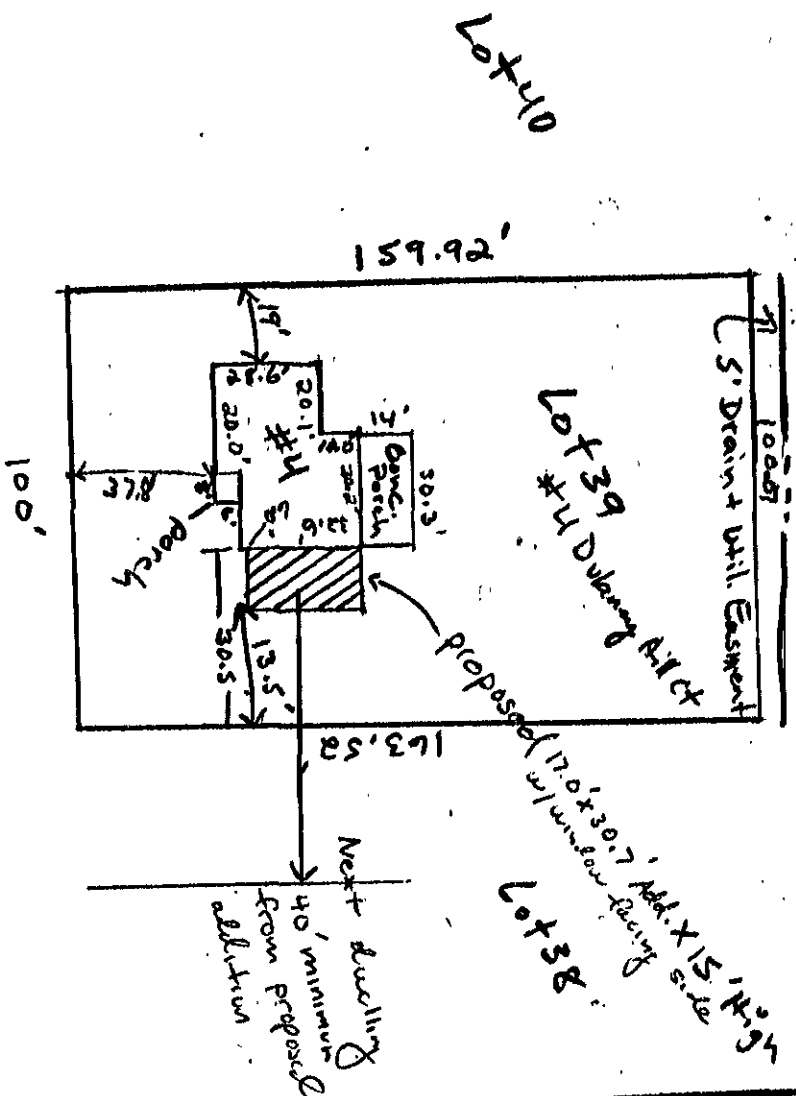
see pages 5 & 6 of the CHECKLIST for additional required information

4 Culley, pp. 140-141

43
43, lot # 39
Section # DR 43/43
Plot II

OWNER: William M. Jr

95-426-A



LOCATION INFORMATION

 **Vicinity Map**
Scale: 1"=1000'

Election District: 3

Councilmanic District: 3

NE 16A

Zoning: DR-1

Lot size: 379c 16,175 st
square feet

14-00000

☒ SEWER:

WATER: ☒

Cal Area: ☐

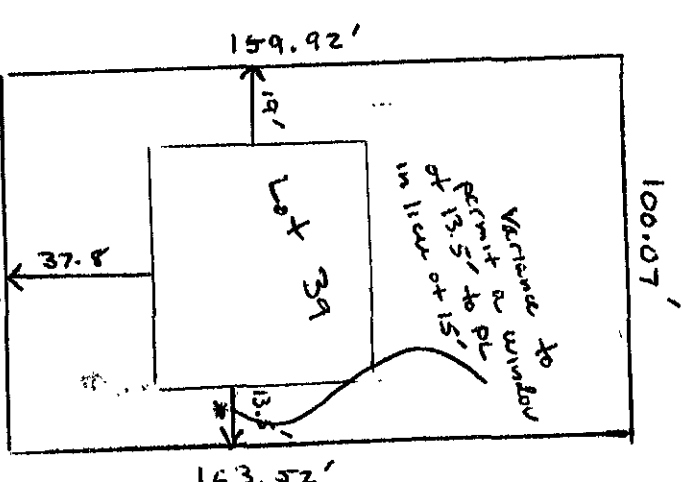
Prior Zoning Hearings

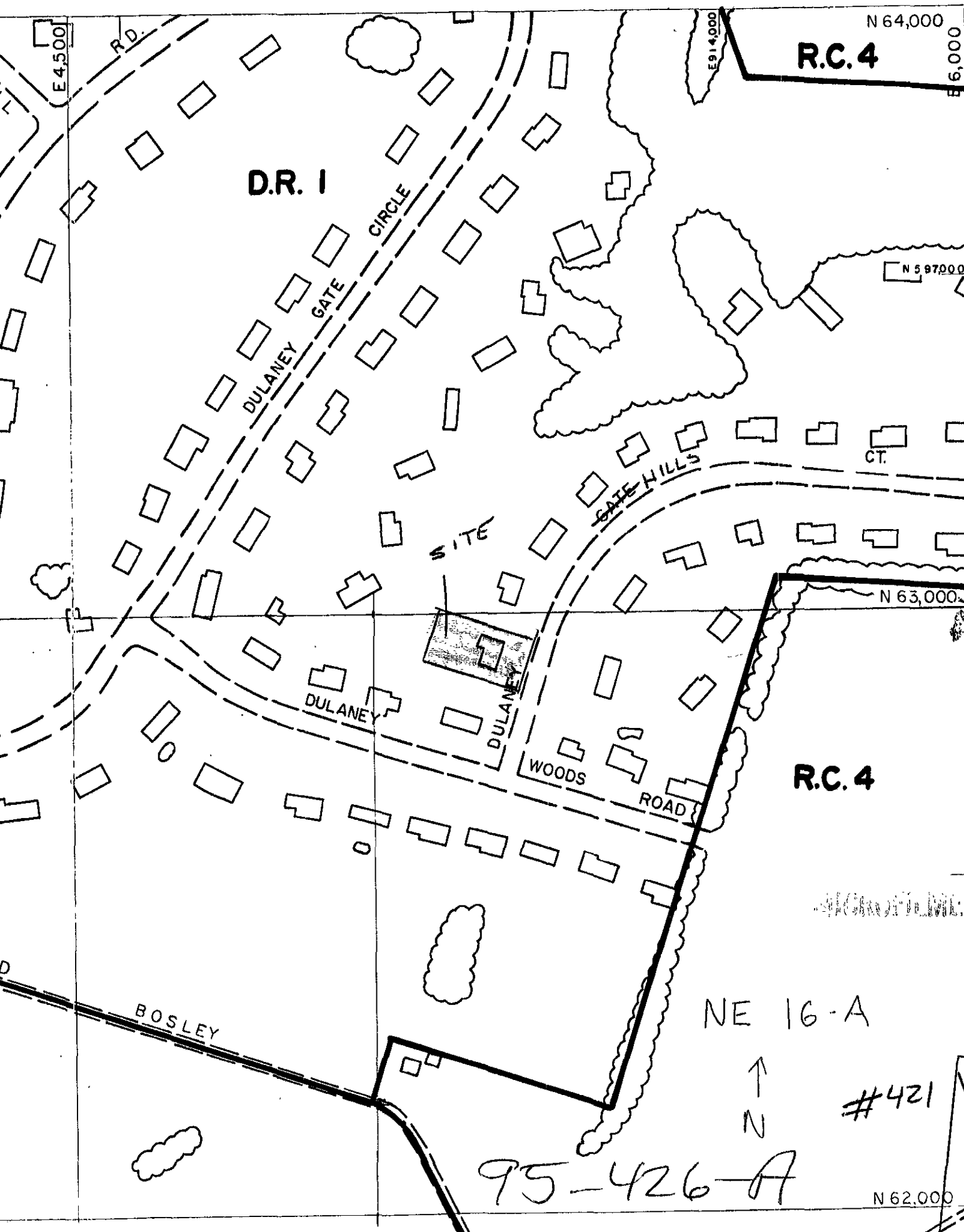
Note

Zoning Office USE ONLY

reviewed by:	ITEM #:	CASE#
1		

Building envelope
and lot
1" = 50'







Item #421
Looking toward neighbor's house



Item #421
Existing house



Item #421
Existing house

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE
NW/8 Dulaney Hills Court, 200 ft
NE of c/1 Dulaney Woods Road
4 Dulaney Hills Court
8th Election District
3rd Councilmanic District
William M. Williams
Petitioner

* BEFORE THE
* OF BALTIMORE COUNTY
* Case No. 95-426-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by William M. Williams for that property known as 4 Dulaney Hills Court in the Hunt Valley section of Baltimore County. The Petitioner herein seeks a variance from Section 504 (V.B.6.b.CMDP) of the Baltimore County Zoning Regulations (BCZR) to permit a 13.5 ft. window to property line setback in lieu of 15 ft., as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of June, 1995 that the Petition for a Zoning Variance from Section 504 (V.B.6.b.CMDP) of the Baltimore County Zoning Regulations (BCZR) to permit a 13.5 ft. window to property line setback in lieu of 15 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 20, 1995

Mr. William M. Williams
4 Dulaney Hills Court
Hunt Valley, Maryland 21030

RE: Petition for Administrative Zoning Variance
Case No. 95-426-A
Property: 4 Dulaney Hills Court

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4 DULANEY HILLS CT HUNT VALLEY 21030
which is presently zoned PR1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, hereby petition for a Variance from Section(s) 504 (V.B.6.b.CMDP) to permit a 13.5' window to property line setback in lieu of 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
SEE REVERSE SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Leasee	Legal Owner(s)
(Type or Print Name)	WILLIAM M. WILLIAMS
Signature	William M. Williams
Address	(Type or Print Name)
City	Signature
State	1301-217-1915
Zip Code	Address
Attorney for Petitioner	4 DULANEY HILLS CT 21030
(Type or Print Name)	City
Signature	Name, Address and phone number of representative to be contacted
Address	State
City	Phone No.
State	Address
Zip Code	Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 20th day of June, 1995, that the subject matter of this petition be set for a public hearing, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: [Signature] DATE: 6/20/95
ESTIMATED POSTING DATE: 4/4/95
Printed with Copyman Ink on Recycled Paper
ITEM #: 421

ORDER RECEIVED FOR FILING
DATE: 6/21/95
BY: [Signature]

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4 DULANEY HILLS CT
HUNT VALLEY MD. 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

WE MEET THE 10 FT WINDOW TO WINDOW REQUIREMENT, BUT BECAUSE OF THE WAY THE HOUSE IS SITUATED ON THE LOT, THE ADDITION LEAVES 12 1/2 FT TO THE BOUNDARY LINE INSTEAD OF 15 FT. WINDOWS ARE REQUIRED BECAUSE PART OF THE ADDITION IS A KITCHEN AND EATING AREA, WHICH REQUIRES NEEDED LIGHT PROVIDED BY THE WINDOWS. ALSO COUNTERTOPS AND CABINETS, ALREADY ORDERED, AND THE DESIGN OF THE KITCHEN REQUIRE THE ADDITION TO EXTEND TO THE DIMENSIONS REQUIRED AS SHOWN ON THE ARCHITECTURAL DRAWINGS. SINCE THIS DEVELOPMENT IS BLOCK, IT HAS THE 15 FT REQUIREMENT, WHICH'S NEWER DEVELOPMENTS DON'T HAVE THIS REQUIREMENT. That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reopening and advertising fee and may be required to provide additional information.

William M. Williams
Signature
WILLIAM M. WILLIAMS
(Type or Print Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, in and for the County aforesaid, personally appeared

I HEREBY CERTIFY, this 11th day of May, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

THE ABOVE

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5/11/95

My Commission Expires: 10/1/96

95-426-A
#421
Beginning on the northwest side of Dulaney Hills Court, 50 feet wide, at the distance of 200 feet northeast of the centerline of Dulaney Woods Road. Being Lot 39 of the Dulaney Gate Subdivision as recorded in plat book 43, folio 43 (Part II). Also known as 4 Dulaney Hills Court containing .37 acres in the 8th Election District

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: PR1 Date of Posting: 6/17/95
Posted for: Variance
Petitioner: William M. Williams
Location of property: 4 Dulaney Hills Ct.
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: 6/19/95
Number of Signs: 1

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-426-A

Date: 5/23/95

Account: R-001-6150

Number

Item: 421

Taxes: In

By: [Signature]

Williams, William - 4 Dulaney Hills Ct
C/O - Res License - \$50.00
C/O - 1 sign - \$35.00
Total - \$85.00

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 421
Petitioner: William M. Williams
Location: 4 Dulaney Hills Court
PLEASE FORWARD ADVERTISING BILL TO:
NAME: William M. Williams
ADDRESS: 4 Dulaney Hills Ct.
Hunt Valley, MD 21030
PHONE NUMBER: 628-1446

AJ:ggg

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 1, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-426-A (Item 421)
4 Dalaney Hills Court
NW/S Dalaney Hills Court, 200' NE of c/l Dalaney Woods Road
8th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before June 4, 1995. The closing date (June 19, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

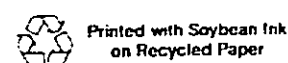
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: William M. Williams



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 14, 1995

Mr. William M. Williams
4 Dalaney Hills Court
Hunt Valley, Maryland 21030

RE: Item No.: 421
Case No.: 95-426-A
Petitioner: Wm. Williams

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 23, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3351).

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: June 14, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 4 Dalaney Hills Court

INFORMATION:

Item Number: 421

Petitioner: William Williams

Property Size:

Zoning: DR-1

Requested Action: Administrative Variance

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The applicant requests an administrative variance to permit a 13.5' window to property setback in lieu of the required 15'.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

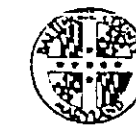
Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kenna

PK/JL

ITEM421/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUNE 5, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 420, 421, 424 AND 427.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson DATE: 6/13/95

FROM: DEPRM Development Coordination

SUBJECT: Zoning Advisory Committee Agenda: 6/5/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 420
421
422
423
425
426
427

LS:sp

LETTY2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 12, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 12, 1995
Items 420, 421, 424, and 426

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lightizer
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 421 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PETITION PROBLEMS
AGENDA OF JUNE 5, 1995

#420 -- JRF

1. Notary section is incorrect.

#421 -- MJK

1. Front of petition form has one signature; back of petition form has two signatures. One or two legal owners -- which is correct?

#424 -- JCM

1. No legal owner's name, signature, address, telephone number on petition form. (See JCM's memo in file.)

#426 -- JJS

1. Zoning on top of petition form does not agree with zoning on folder.

#427 -- JJS

1. Need typed or printed name and title of person signing for legal owner.

